135.0	0002	0017.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,900 / 932,900
					USE VALUE:	932,900 / 932,900
					ASSESSED:	932,900 / 932,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALES ARTHUR M & MIKELL M
Owner 2:	
Owner 3:	
Street 1:	97 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,648 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2833 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8648.000	389,300		543,600	932,900
Total Card	0.199	389,300		543,600	932,900
Total Parcel	0.199	389,300		543,600	932,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.30 | /Parcel: 329.3

Legal Description

User Acct 87006

GIS Ref

GIS Ref

Insp Date 01/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0017.A

!10522!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,300	0	8,648.	543,600	932,900	932,900	Year End Roll	12/18/2019
2019	101	FV	297,400	0	8,648.	509,600	807,000	807,000	Year End Roll	1/3/2019
2018	101	FV	289,200	0	8,648.	421,300	710,500	710,500	Year End Roll	12/20/2017
2017	101	FV	289,200	0	8,648.	387,300	676,500	676,500	Year End Roll	1/3/2017
2016	101	FV	289,200	0	8,648.	353,300	642,500	642,500	Year End	1/4/2016
2015	101	FV	283,600	0	8,648.	346,500	630,100	630,100	Year End Roll	12/11/2014
2014	101	FV	283,600	0	8,648.	322,100	605,700	605,700	Year End Roll	12/16/2013
2013	101	FV	283,600	0	8,648.	306,400	590,000	590,000		12/13/2012

PRINT

Date	Time
12/11/20	00:49:07

LAST REV

Date	Time
03/26/18	11:58:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHU JAMES L	27201-298		4/10/1997		236,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/1997	714		22,000					20X24 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2018	Inspected	PH	Patrick H
1/5/2018	Missed Appt.	PH	Patrick H
9/30/2017	MEAS&NOTICE	HS	Hanne S
3/25/2009	Inspected	163	PATRIOT
11/5/2008	Measured	372	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8648		Sq. Ft.	Site		0	80.	0.79	9									543,551						543,600	

Total AC/HA: 0.19853 | Total SF/SM: 8648 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 543,551 | Spl Credit | Total: 543,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	29.61	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06241155
Const Adj.:	1.00289965
Adj $ / SQ:	143.841
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553045
Depreciation:	163757
Depreciated Total:	389289

COMMENTS

SINK ON FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

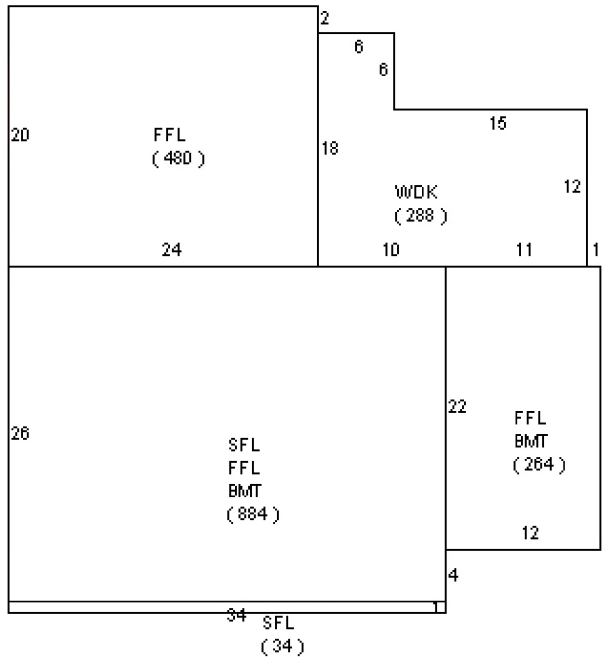
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.84
Special Features:	0	Val/Su Net:	97.76
Final Total:	389300	Val/Su SzAd	152.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,628	143.840	234,174
BMT	Basement	1,148	50.160	57,589
SFL	Second Floor	918	143.840	132,046
WDK	Deck	288	9.500	2,736
	Net Sketched Area:	3,982	Total:	426,545
Size Ad	2546	Gross Are	3982	FinArea 2833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	